

FLATHEAD COUNTY PLANNING AND ZONING OFFICE
CONDITIONAL USE PERMIT REPORT (#FCU-16-12)
DEN GAR PROPERTIES, LLC
July 14, 2016

This is a report to the Flathead County Board of Adjustment regarding a request from Eric Mulcahy of Sands Surveying, Inc. on behalf of Den Gar Properties for a conditional use permit to allow for a 4,500 square foot Tavern/Casino on the subject property. The subject property is located within the Blanchard Lake Zoning District and is zoned 'B-2 General Business'.

The Flathead County Board of Adjustment will hold a public hearing on the proposed conditional use on August 2, 2016 beginning at 6:00 P.M. in the 2nd floor conference room of the Earl Bennett Building, 1035 First Avenue West, Kalispell. Documents pertaining to this file are available for public inspection in the Flathead County Planning and Zoning Office, also located on the second floor of the Earl Bennett Building.

I. APPLICATION REVIEW UPDATES

A. Land Use Advisory Committee/Council

The proposed land use is not located within the advisory jurisdiction of a Land Use Advisory Committee.

B. Board of Adjustment

This space is reserved for an update regarding the August 2, 2016 Flathead County Board of Adjustment review of the proposal.

II. GENERAL INFORMATION

A. Application Personnel

i. Applicant

Gary Ohs
Den Gar Properties, LLC.
1955 Hodgson Road
Whitefish, MT 59937

ii. Landowner

Gary Ohs
Den Gar Properties, LLC.
1955 Hodgson Road
Whitefish, MT 59937

B. Property Location and Size

The subject property is located at 1985 Hodgson Road, Whitefish, Montana and is approximately 3.8 acres. The property can be legally described as Tract 2FB in the North East Quarter of the North East Quarter in Section 25, Township 30 North, Range 22 West, P.M.M., Flathead County, Montana (see Figure 1 below).

Figure 1: Subject property highlighted yellow



C. Existing Land Use(s) and Zoning

The property is currently developed with a shop, parking lot and small out building. The property is located within the Blanchard Lake Zoning District and is zoned 'B-2 General Business.' B-2 zoning district is *"A business district to provide for those retail sales and service functions and operations that are typically characterized by outdoor display, storage, and/or sale of merchandise, by major repair of motor vehicles, and by outdoor commercial amusement and recreational activities."*

D. Adjacent Land Use(s) and Zoning

The properties to the north and west are similarly zoned B-2. The property to the south is zoned R-2 and to the east, AG-20. (see Figure 2 below). To the north of the subject property is commercial and to the west is mini-storage. (see Figure 1).

Figure 2: Zoning surrounding the subject property (outlined blue)



Summary of Request

The applicant is proposing the establishment of a 4,500 square foot tavern/casino on the subject property. Per the application, "the applicant will remove the existing buildings on the property and replace them with a new 4,500 square foot tavern/casino building."

The definition of tavern is *"An establishment used primarily for the serving of alcoholic beverages by the drink to the general public and where food or packaged*

alcoholic beverages may be served or sold only as accessory to the principal use. For the purposes of zoning, casinos are taverns.” [Section 7.19.005 FCZR] A tavern requires a conditional use permit under B-2 zoning [Section 3.17.030(11)].

E. Compliance With Public Notice Requirements

Notification was mailed to property owners within 150 feet of the subject property on July 13, 2016, pursuant to Section 2.06.040(3) of the Flathead County Zoning Regulations. Legal notice of the public hearing on this application was published in the July 17, 2016 edition of the Daily Interlake.

F. Agency Referrals

Referrals were sent to the following agencies on June 21, 2016:

- Montana Department of Transportation
 - Reason: The property is located on a Montana highway, and has the potential to impact state facilities.
- Flathead County Road Department
 - Reason: The property is located on a county road and has the potential to impact county facilities.
- Flathead County Solid Waste (FCSW)
 - Reason: The property is located within the department’s jurisdiction, and has the potential to impact county facilities.
- Whitefish Rural Fire Department
 - Reason: The property is located within the department’s jurisdiction, and has the potential to impact Whitefish Rural Fire Department response.
- Flathead-City-County Environmental Health Department
 - Reason: The property is located within the department’s jurisdiction.
- Flathead County Weeds and Parks Department
 - Reason: The property is located within the department’s jurisdiction and new construction could lead to the development of weeds on the subject property.
- Montana Department of Natural Resources and Conservation
 - Reason: The DNRC has requested a copy of all agency referrals.
- Bonneville Power Administration
 - Reason: The BPA has requested a copy of all agency referrals.
- Whitefish Planning Department
 - Reason: The property is located near to the city.

III. COMMENTS RECEIVED

A. Public Comments

No written public comments have been received to date regarding this request for a conditional use permit. It is anticipated any individual wishing to provide public comment on the proposal will do so during the public hearing scheduled for August 2, 2016. Any written comments received following the completion of this report will be provided to the Board and summarized during the public hearing.

B. Agency Comments

The following is a summarized list of agency comment received as of the date of the completion of this staff report:

- Montana Department of Transportation
 - Comment: “The property has frontage along the east side of US Highway 93. Access to the property is via Hodgson Road. Our only comment would be to recommend eliminating the approach on Hodgson Road nearest to Hwy 93 to give a better separation for traffic entering and exiting from Hwy 93. The proposal already states the plan is to eliminate this same approach.” Email dated 6.30.16
- Bonneville Power Administration
 - Comment: “In reviewing the proposed plan, it appears this request will not affect any BPA facilities located within this area. BPA does not have any objections to the approval of this request at this time.” Email dated 6.23.16
- Flathead City-County Health Department
 - Comment: “This existing parcel was created by COS 4456 and was reviewed in accordance with the Sanitation in Subdivisions Act. Certificate of Subdivision Approval No. 15-78-K1630 was issued which allows Tract 2 of COS 4456 and the subject parcel to be used for a commercial structure utilizing individual water and individual sewage disposal. A septic permit was issued in 1988 for a shop utilizing 50 gallons of wastewater per day.
The proposed use as a tavern/casino requires further review by DEQ for a public water supply and public wastewater treatment/disposal system.
Operation of a tavern/casino requires a Retail Food License to be procured annually. A plan review must be submitted to Environmental Health Services for review prior to licensure.” Email received 7.7.16
- Flathead County Road and Bridge Departments
 - Comment: “We agree with the applicant in the utilization of the eastern most approach off of Hodgson Road. This approach is safer for traffic exiting Highway 93 and exiting the proposed property change.” Letter received 6.23.16

IV. CRITERIA REQUIRED FOR CONSIDERATION

Per Sections 2.06.080 and 2.06.100 of the Flathead County Zoning Regulations, what follows are criteria required for consideration of a Conditional Use Permit and suggested findings of fact based on review of each criterion.

A. Site Suitability

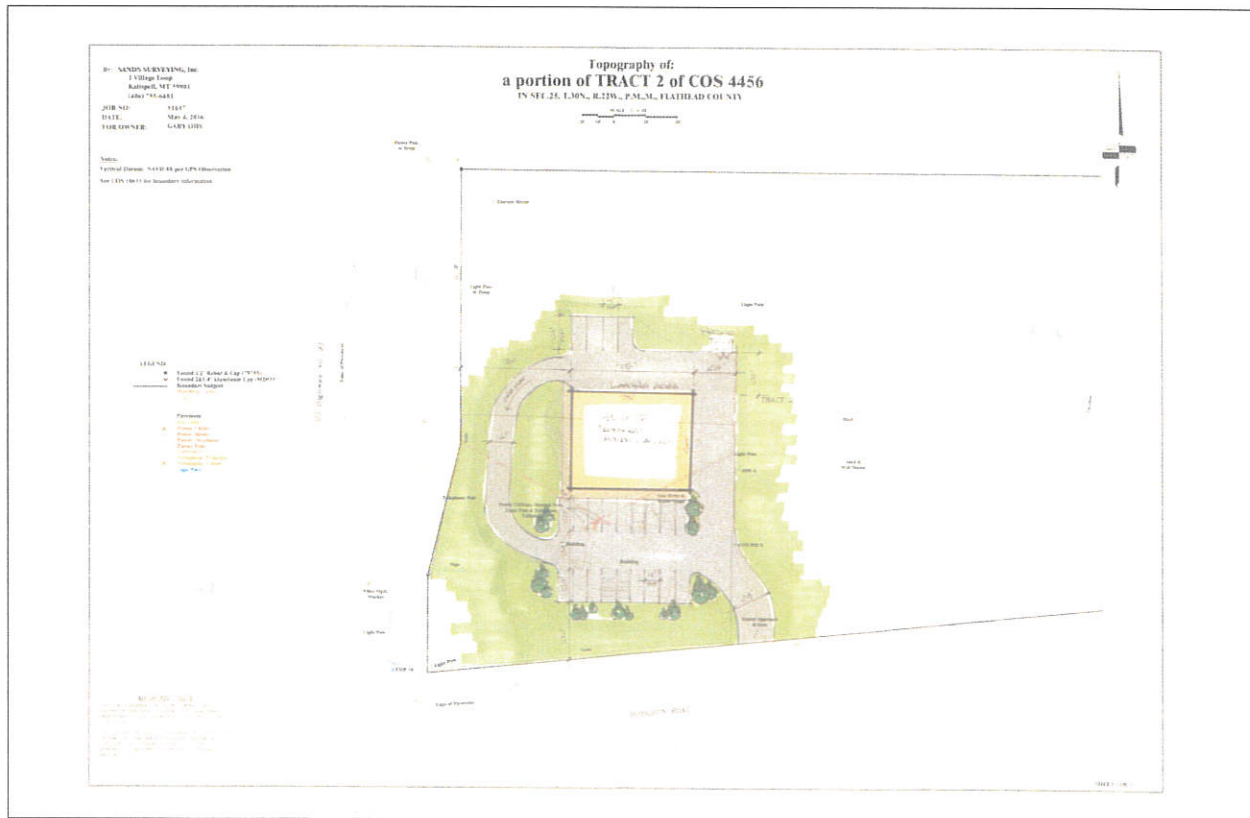
i. Adequate Usable Space

The subject property is currently zoned ‘B-2’. In the ‘B-2’ zone, the minimum lot size is 7,500 square feet. The applicant is proposing to remove the existing buildings on the property and replace them with a 4,500 square foot tavern/casino.

According to the application, “The applicant has 3.58 acres of property which was the old location of the Midway Motors car lot. Should the Board approve this Conditional Use Permit the applicant will remove the existing buildings on the property and replace them with a new 4,500 square foot tavern/casino building. The 3.8 acres has more than adequate space for the building and parking. Based on a potential for 71 seats in the building and four employees at maximum shift, the Flathead County Zoning Code would require 22 parking spaces.” The proposal provides for 22 off-street parking spaces, 24 foot access, and a 16 foot, one way travel lane on the west side of the building as well as a 26 foot two way lane on the east side of the building. The front setback for the property is 20 feet, the rear setback is 15 feet and the side setback is 15 feet. The site plan shows the buildings located outside the required setbacks. (Figure 3) Based on the submitted site plan and staff’s site visit there appears to be adequate space to accommodate the proposed use on the property.

Finding #1 – The subject property appears to contain adequate usable space because the lot is approximately 3.8 acres which is larger than the minimum lot size required, the proposed buildings will be located outside the setbacks, there is no restriction on permitted lot coverage, and there will be adequate room for parking.

Figure 3: Proposed site plan



ii. Adequate Access

The application states, “Access is via an approach off of Hodgson Road. Hodgson Road is a county paved and maintained road and is considered a

collector road for the County. The property also fronts on Highway 93 on the west but the property has no access to the Highway and none is proposed. The eastern driveway approach provides adequate site distance and width for the use.”

The subject property is located on Hodgson Road a paved two lane collector road and is within a 60 foot easement. The site plan shows one access located at the southeast corner of the property. Based on staff’s site visit it appears there is adequate sight distances from the proposed access to enter and exit the property safely. All access onto county roads shall have been approved by the Flathead County Road and Bridge Department with the issuance of an approach permit, per Section 6.16.010(4) [FCZR].

Figure 4: Access off Hodgson Road in front of subject property



Finding #2 – There appears to be adequate access for the proposed use because the site plan shows a 24 foot wide drive within the front setback, there is adequate sight distance to safely enter and exit the property and the applicant will need to obtain a new approach permit from Flathead County Road and Bridge Department.

iii. Absence of Environmental Constraints

According to the application, “The property is void of steep slopes, waterbodies, floodplains, hydric soils, and any of the typical issues that pose a constraint to development.” The subject property is relatively flat with no significant elevation changes. The subject property is located on FEMA FIRM panel 30029C 1405J, the lot is located in an un-shaded Zone X and classified as an area outside the 500-year floodplain. Additionally, there are no wetlands, streams, or creeks located on the parcel and there appears to be no other environmental constraints.

Finding #3 – As proposed, the tavern/casino appears to have no environmental constraints because the property is relatively flat, not located in a 100 year

floodplain, and no wetlands, streams or creeks are located on the subject property.

B. Appropriateness of Design

i. Parking Scheme

The applicant states, “The parking is based on seating and a ratio of one space per four seats plus one space per employee at maximum shift. With twenty seats in the gaming area, eleven seats at the bar and forty seats at ten tables in the restaurant we have a total of 71 seats. The applicant also anticipates four employees at maximum shift. The Flathead County Zoning Code requires 22 parking spaces for the proposed use. The applicant anticipates that he will need to update the approach permit with the Flathead County Road Department. All parking, loading, and driving isles will be paved.”

Per Section 6.07.020 [FCZR], parking requirements for restaurants, cafeterias, food and beverage establishments are one (1) parking space per four (4) seats plus one (1) space per employee on maximum shift. With 22 parking spaces, the use will require one (1) van accessible handicapped parking space. Based on the applicant’s submitted site plan and staff’s site visit to the subject property, there appears to be adequate space for the required parking.

Section 6.14.010 [FCZR] requires all parking surfaces to be designated properly by painted lines or other methods of demarcation, therefore the applicant will be required to clearly designate and demarcate parking spaces.

ii. Traffic Circulation

The applicant states, “There are two existing driveways into the property from Hodgson Road. The applicants propose using the eastern approach. The single driveway provides access to the guest parking, employee parking and the loading area.”

The site is accessed from Hodgson Road, a paved two lane collector road. The site plan shows one traffic aisle approximately 26 feet wide on the east side of the proposed building and one 16 feet wide, one way traffic aisle on the west side of the building. The access drive width of 26 feet would provide for adequate travel lanes for ingress and egress. The proposed parking areas appear large enough to accommodate the number of proposed spaces, while affording adequate and compliant internal traffic circulation.

Finding #4 – The proposed designated parking scheme and traffic circulation is acceptable because the site plan shows 22 designated and demarcated parking spots and the proposed traffic aisle widths appear adequate.

iii. Open Space

The subject property is approximately 3.8 acres in size and the proposed building would cover 4,500 square feet or .10 acre of the total lot. The applicant states, “The proposed building and parking area total approximately 20,000 square feet of impervious surface. The property is 3.8 acres or 209,088 square feet in size which means that the impervious surface takes up 9.5% of the property. Inversely, 90.5% of the property is open or undeveloped. Of note,

the Flathead County Zoning Regulations do not have a minimum requirement for open space when considering a tavern or casino.” The proposed size of the buildings and location shown on the site plan would be able to comply with the setbacks requirements within the B-2 zone.

iv. Fencing/Screening

The application states, “The property is located on a commercial strip with Ohs Auto Body to the north, Hodgson Road and Happy Valley to the south, Highway 93, ministorage, warehouse, pet groomers, and retail sales to the west, and suburban agricultural to the east. There is a significant vegetation buffer along the eastern third of the property that will remain in place. The existing chain link fence located around the old car lot will be removed with the car lot and office building.” Fencing constructed on the property will be required to comply with Section 5.04 [FCZR].

v. Landscaping

Landscaping is not required within B-2 zones. The application states, “There is not much landscaping currently, just grass and shrubs on the western two-thirds. The eastern third of the property is forested and will remain. We are proposing some landscaping around the front of the building and the front parking lot.” The site plan shows reseeded open space on the west, north and south yards and reseeded and natural space on the east side of the property.

Finding #5 – The proposed open spaces on the subject property appear adequate because there are no lot coverage restrictions in B-2 zones.

vi. Signage

The applicant states “Should the applicant secure the proposed CUP, then the applicant will work with a sign maker to develop signage compliant with the Flathead County Zoning Ordinance.” When the applicant installs signage, it must conform to Section 5.11 FCZR.

Finding #6 – There will be limited impacts resulting from signage because the applicant will be required to comply with applicable requirements set forth in the Flathead County Zoning Regulations and will be inspected for compliance at the end of one year.

vii. Lighting

The applicant has stated, “There will be some security lighting in the front and rear of the establishment. The light will be dark sky compliant utilizing the new LED technologies and full cut-off.” When the applicant chooses to install lighting it must comply with performance standards set forth in [FCZR] Section 5.12.

Finding #7 – There will be limited visual impacts resulting from lighting because the proposed lighting and future lighting would be required to comply with applicable requirements set forth in the Flathead County Zoning Regulations and will be inspected for compliance at the end of one year.

C. Availability of Public Services and Facilities

i. Sewer

Comment from Flathead City-County Health Department states, “This existing parcel was created by COS 4456 and was reviewed in accordance with the Sanitation in Subdivisions Act. Certificate of Subdivision Approval No. 15-78-K1630 was issued which allows Tract 2 of COS 4456 and the subject parcel to be used for a commercial structure utilizing individual water and individual sewage disposal. A septic permit was issued in 1988 for a shop utilizing 50 gallons of wastewater per day. The proposed use as a tavern/casino requires further review by DEQ for a public water supply and public wastewater treatment/disposal system.”

The applicant states, “The property has DEQ approval for commercial use and currently has a small on-site septic system for the old car lot.” The applicant will need to secure a new septic approval from the Flathead City-County Health Department for the new commercial use.”

ii. Water

Comment from Flathead City-County Health Department states, “This existing parcel was created by COS 4456 and was reviewed in accordance with the Sanitation in Subdivisions Act. Certificate of Subdivision Approval No. 15-78-K1630 was issued which allows Tract 2 of COS 4456 and the subject parcel to be used for a commercial structure utilizing individual water and individual sewage disposal. A septic permit was issued in 1988 for a shop utilizing 50 gallons of wastewater per day. The proposed use as a tavern/casino requires further review by DEQ for a public water supply and public wastewater treatment/disposal system.”

The applicant states, “There is an existing well on the site that serves the old car lot use. This will be utilized for the new commercial use.”

Finding #8 – The proposed use is expected to minimally impact public water and sewer services because the proposed development requires review under the Sanitation in Subdivisions Act and by the Department of Environmental Quality and must be reviewed before being approved for the proposed use.

iii. Storm Water Drainage

The applicant states “The applicant will work with his consultant and builder to develop the appropriate stormwater drainage for the site.” The use must also be approved for storm water drainage through the Sanitation in Subdivisions Act. All parking areas and access driveways shall have at a minimum, per Section 6.13.010(1) [FCZR], adequate drainage so that injuries not be caused to adjacent properties nor will water drain across a public walk. All storm water runoff is required to be absorbed on-site.

Finding #9 – Proposed methods of storm water management will be required to go through review under the Sanitation in Subdivisions Act.

iv. Fire Protection

The applicant states, “The property is within the Whitefish Rural Fire District. The property has good access and is not heavily forested where the building is

proposed. The proposed tavern/casino business should have no impact on the Fire District.” Due to the proximity to a fire station, quick response times in the event of an emergency are possible.

v. Police Protection

The application states, “The subject property is served by the Flathead County Sheriff’s Office. The Sheriff’s Office is located in Kalispell and depending on the number of officers on duty and where they are at any given time will dictate the response time.” The property would be served by the Flathead County Sheriff’s Department. It is anticipated response times in an emergency would not be unreasonably long given the property’s proximity to an urban, developed area of the County.

vi. Streets

As stated in the application, “The property fronts on Hodgson Road and Highway 93. No access exists or is proposed for Highway 93. The access onto Hodgson is proposed at the existing eastern gravel approach. The road provides suitable access for the proposed use.” Hodgson Road is classified as a collector and is a paved two lane road within a 60 foot right-of-way. Hodgson Road is maintained by the Flathead County Road and Bridge Department.

Finding #10 – The proposed use appears to have acceptable impacts on public services and facilities because the Whitefish Rural Fire Department and Flathead County Sheriff could provide services to the subject property with an acceptable response time and the property is accessed by Hodgson Road, a paved two lane collector.

D. Immediate Neighborhood Impact

i. Excessive Traffic Generation

The applicant states, “The ITE Trip Generation manual, 7th Addition, provides estimated vehicle trip information based on various types of land uses. In the case of a Tavern/Casino the Trip Generation manual gives two land use categories that fit the proposed use. The first category is Casino/Video Lottery (473) with an estimated peak hour trip generation of 13.4 trips per thousand square feet. A trip is defined as either coming or going. Therefore a 4,500 square foot building would generate approximately 60 vehicle trips on the peak hour. This statistic might be a bit skewed because the maximum number of machines allowed in an establishment with a liquor license is 20 gaming machines. The second category is the “Drinking Place” (936) with a peak pm hour generation 15.4 trips. With 4,500 square feet this use may generate approximately 69 vehicle trips. Using these averages the trips could be 60 to 69 vehicle trips on the peak evening hours.”

The subject property is located within a B-2 zone and there are other commercial facilities in the area. The amount and type of traffic resulting from the proposed use is anticipated to be similar to existing traffic conditions on Hodgson Road and Highway 93, and does not appear to generate traffic out of character for the area.

Finding #11 – Additional vehicle traffic associated with the proposed use is not anticipated to generate excessive traffic which would adversely impact the immediate neighborhood because the traffic generated from the proposed use is anticipated to be similar to existing traffic conditions in the area. A new approach permit is required from the Flathead County Road and Bridge Department.

ii. Noise or Vibration

The applicant states, “The small tavern and casino business should not create any noise or vibration. The applicant does not propose a dance hall, live bands or other such attractions that would cause noise for neighboring properties. No noise or vibration beyond what is typical for a commercial area is anticipated as a result of the proposed tavern/casino.

Finding #12 – The proposed use is not anticipated to have an immediate neighborhood impact because the tavern/casino will not create excessive noise or vibration.

iii. Dust, Glare or Heat

The application states, “The proposed tavern/casino business does not create any glare or heat. The driveway, parking and loading areas will all be paved and should not create dust.”

While some dust is anticipated during construction activities, the resulting impacts will be limited in duration, similar to the impacts of construction noise and vibration. Hodgson Road is a paved two lane collector and the driving aisles will also be paved.

As with any development, increased impervious surface area and windows do have the potential to increase the impacts of glare and heat on the subject property as well as the surrounding area. However, these impacts can be mitigated by retaining open space on the subject property in conformance with the bulk and dimensional requirements of the zoning and ideally, landscaping these areas or maintaining them as grass or other types of pervious surfaces.

Finding #13 – The proposed use is not anticipated to have an immediate neighborhood impact concerning dust, heat or glare because the subject property contains, in its plan and application, non-reflective structures and all driving surfaces will be paved.

iv. Smoke, Fumes, Gas, or Odors

The applicant states, “The proposed tavern/casino business does not create any smoke, fumes, gas, or odors.”

The proposed tavern/casino is not expected to create any smoke, fumes, gas or odors beyond those typically associated with highway traffic and commercial use. The proposed use will likely not impact the surrounding neighborhood with regard to these types of emissions.

Finding #14 – The proposed use is not anticipated to have an immediate neighborhood impact concerning smoke, fumes, gas or odors beyond those typically associated with highway traffic and commercial use.

v. Inappropriate Hours of Operation

The applicant states, "The Tavern/Casino will have hours of 10:00 am to 2:00 am. While this is late, the property is located in a commercial zone along a US Highway."

Finding #15 – The proposed use is not anticipated to have inappropriate hours of operations and will operate from the hours of 10:00 a.m. to 2 a.m. in a manner consistent with commercial uses in the surrounding area.

V. SUMMARY OF FINDINGS

1. The subject property appears to contain adequate usable space because the lot is approximately 3.8 acres which is larger than the minimum lot size required, the proposed buildings will be located outside the setbacks, there is no restriction on permitted lot coverage, and there will be adequate room for parking.
2. There appears to be adequate access for the proposed use because the site plan shows a 24 foot wide drive within the front setback, there is adequate sight distance to safely enter and exit the property and the applicant will need to obtain a new approach permit from Flathead County Road and Bridge Department.
3. As proposed, the tavern/casino appears to have no environmental constraints because the property is relatively flat, not located in a 100 year floodplain, and no wetlands, streams or creeks are located on the subject property.
4. The proposed designated parking scheme and traffic circulation is acceptable because the site plan shows 22 designated and demarcated parking spots and the proposed traffic aisle widths appear adequate.
5. The proposed open spaces on the subject property appear adequate because there are no lot coverage restrictions in B-2 zones.
6. There will be limited impacts resulting from signage because the applicant will be required to comply with applicable requirements set forth in the Flathead County Zoning Regulations and will be inspected for compliance at the end of one year.
7. There will be limited visual impacts resulting from lighting because the proposed lighting and future lighting would be required to comply with applicable requirements set forth in the Flathead County Zoning Regulations and will be inspected for compliance at the end of one year.
8. The proposed use is expected to minimally impact public water and sewer services because the proposed development requires review under the Sanitation in Subdivisions Act and by the Department of Environmental Quality and must be reviewed before being approved for the proposed use.
9. Proposed methods of storm water management will be required to go through review under the Sanitation in Subdivisions Act.
10. The proposed use appears to have acceptable impacts on public services and facilities because the Whitefish Rural Fire Department and Flathead County Sheriff could provide services to the subject property with an acceptable response time and the property is accessed by Hodgson Road, a paved two lane collector.

11. Additional vehicle traffic associated with the proposed use is not anticipated to generate excessive traffic which would adversely impact the immediate neighborhood because the traffic generated from the proposed use is anticipated to be similar to existing traffic conditions in the area. A new approach permit is required from the Flathead County Road and Bridge Department.
12. The proposed use is not anticipated to have an immediate neighborhood impact because the tavern/casino will not create excessive noise or vibration.
13. The proposed use is not anticipated to have an immediate neighborhood impact concerning dust, heat or glare because the subject property contains, in its plan and application, non-reflective structures and all driving surfaces will be paved.
14. The proposed use is not anticipated to have an immediate neighborhood impact concerning smoke, fumes, gas or odors beyond those typically associated with highway traffic and commercial use.
15. The proposed use is not anticipated to have inappropriate hours of operations and will operate from the hours of 10:00 a.m. to 2 a.m. in a manner consistent with commercial uses in the surrounding area.

VI. CONCLUSION

Upon review of this application, the request to allow for mini-storage on the subject property is generally supported by the review criteria and the Findings of Fact listed above. Should the Flathead County Board of Adjustment choose to adopt staff report FCU-16-12 as Findings of Fact and approve the conditional use permit, the following conditions would ensure compliance with the review criteria and appropriate measures to mitigate impacts:

VII. CONDITIONS

1. Construction of the tavern/casino on the subject property shall be in substantial conformance with the application materials and site plan as submitted and approved by the Board of Adjustment and modified by the conditions below [FCZR Section 2.06.010].
2. Changes or modifications to the approved use or the site plan shall not be affected unless specifically approved in writing by the Flathead County Board of Adjustment [FCZR Section(s) 2.06.010 and 2.06.020].
3. The approved use shall conform to the applicable standards of the 'B-2 General Business' zoning designation [FCZR Section 3.19].
4. The subject property shall be required to undergo DEQ review for a public water supply and public wastewater treatment/disposal system before being approved for the proposed use. A copy of the approved permit(s) shall be available upon request by Flathead County Planning and Zoning.
5. The subject property shall be required to undergo Sanitation in Subdivision review before being approved for the proposed use. A copy of the approved permit(s) shall be available upon request by Flathead County Planning and Zoning.

6. The proposed use shall be reviewed by the Flathead County Road and Bridge Departments and obtain an approach permit for a tavern/casino. A copy of the approved permit shall be available upon request by Flathead County Planning and Zoning.
7. All signage on the subject property shall comply with all applicable standards and guidelines set forth under Section 5.11 of the Flathead County Zoning Regulations.
8. All lighting on the subject property shall adhere to the performance standards set forth in Section 5.12 of the Flathead County Zoning Regulations.
9. Off street parking spaces must be designated properly by painted lines or other methods of demarcation.
10. The conditional use permit shall terminate twelve (12) months from the date of authorization if commencement of authorized activity has not begun, unless the applicant can demonstrate and maintain a continuous effort in good faith in commencing the activity. [FCZR Section 2.06.060].
11. At the end of 12 months from the date of authorization of this permit staff will inspect to verify compliance [FCZR Section 2.06.060].

Planner: DV